112.0	0005	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	842,600 /	842,600
					USE VALUE:	842,600 /	842,600
					ASSESSED:	842,600 /	842,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRAZIANO GERALD J
Owner 2:	
Owner 3:	
Street 1:	59 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GRAZIANO GERALD/ ESTATE -
Owner 2:	GRAZIANO AUDREY E/ ESTATE -
Street 1:	59 THESDA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .46 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 1 Audrey Graziga Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	20033.000	191,800	7,600	643,200	842,600
Total Card	0.460	191,800	7,600	643,200	842,600
Total Parcel	0.460	191,800	7,600	643,200	842,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.62 | /Parcel: 487.62

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 71255

GIS Ref

GIS Ref

Insp Date 09/19/18

!8696!

PREVIOUS ASSESSMENT

Parcel ID: 112.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	191,800	7600	20,033.	643,200	842,600		Year end	12/23/2021
2021	101	FV	184,600	7600	20,033.	643,200	835,400		Year End Roll	12/10/2020
2020	101	FV	184,600	7600	20,033.	643,200	835,400	835,400	Year End Roll	12/18/2019
2019	101	FV	154,400	7600	20,033.	634,000	796,000	796,000	Year End Roll	1/3/2019
2018	101	FV	154,400	7600	20,033.	487,000	649,000	649,000	Year End Roll	12/20/2017
2017	101	FV	154,400	7600	20,033.	459,400	621,400	621,400	Year End Roll	1/3/2017
2016	101	FV	154,400	7600	20,033.	422,700	584,700	584,700	Year End	1/4/2016
2015	101	FV	144,200	7600	20,033.	395,100	546,900	546,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:45:52

LAST REV

Date	Time
03/03/21	11:58:34
mmcmakin	

PAT ACCT. 8696

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRAZIANO GERALD	76863-69		2/2/2021	Estate/Div	1	No	No		Deed of Distribution Gerald Graziano dod 12/17/2013
	7215-20		1/1/1901	Family		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2019	1477		6,280					

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	CC	Chris C
4/7/2009	Meas/Inspect	372	PATRIOT
11/3/2000	Hearing Chag	163	PATRIOT
2/7/2000	Meas/Inspect	264	PATRIOT
8/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	71255
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		20033		Sq. Ft.	Site		0	70.	0.46	6			Easemen	-10					643,219						643,200	

Total AC/HA:	0.45989	Total SF/SM:	20033	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	643,219	Spl Credit		Total:	643,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	70	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:	U	- Upper Flroor	20. %
Economic:			%
Special:			%
Override:			%
		Total:	44.8 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.25763893
Const Adj.:	0.98990101
Adj $ / SQ:	136.943
Other Features:	61433
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347386
Depreciation:	155629
Depreciated Total:	191757

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

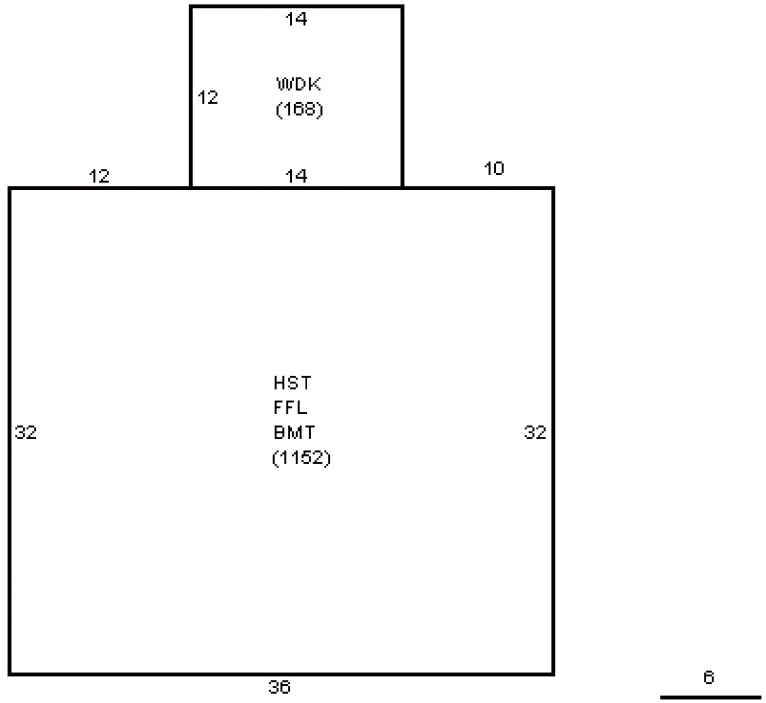
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	136.94
Special Features:	0	Val/Su Net:	62.93
Final Total:	191800	Val/Su SzAd	111.00

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,152	41.080	47,328
FFL	First Floor	1,152	136.940	157,759
HST	Half Story	576	136.940	78,879
WDK	Deck	168	11.830	1,988

Net Sketched Area:	3,048			Total:	285,954
Size Ad	1728	Gross Area	3624	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 112.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	26X26	A	AV	1947	18.70	T	40	101			7,600			7,600

More:	N	Total Yard Items:	7,600	Total Special Featues:		Total:	7,600